

083.0

0007

0009.0

Map

Block

Lot

1 of 1
CARD

Residential

ARLINGTON

APPRAISED:

Total Card / Total Parcel

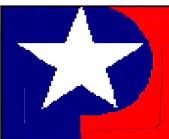
829,300 / 829,300

USE VALUE:

829,300 / 829,300

ASSESSED:

829,300 / 829,300


Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
49		PARK AVE EXT, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: DESALVO MONICA A	
Owner 2: HANKIN MARKOS	
Owner 3:	

Street 1: 49 PARK AVE EXT

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1: DESALVO MONICA A -

Owner 2: -

Street 1: 49 PARK AVE EXT

Twn/City: ARLINGTON

St/Prov: MA Cntry

Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains .19 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1930, having primarily Wood Shingle Exterior and 1760 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8267		Sq. Ft.	Site		0	70.	0.81	6									467,605						467,600	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	8267.000	361,000	700	467,600	829,300		52310
							GIS Ref
							GIS Ref
							Insp Date
							09/22/18

PREVIOUS ASSESSMENT								Parcel ID	083.0-0007-0009.0	Date
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	361,000	700	8,267.	467,600	829,300		Year end	12/23/2021
2021	101	FV	349,700	700	8,267.	467,600	818,000		Year End Roll	12/10/2020
2020	101	FV	349,600	700	8,267.	467,600	817,900	817,900	Year End Roll	12/18/2019
2019	101	FV	264,700	800	8,267.	460,900	726,400	726,400	Year End Roll	1/3/2019
2018	101	FV	273,100	800	8,267.	354,000	627,900	627,900	Year End Roll	12/20/2017
2017	101	FV	273,100	800	8,267.	334,000	607,900	607,900	Year End Roll	1/3/2017
2016	101	FV	273,100	800	8,267.	307,300	581,200	581,200	Year End	1/4/2016
2015	101	FV	257,500	800	8,267.	287,200	545,500	545,500	Year End Roll	12/11/2014

SALES INFORMATION								TAX DISTRICT				PAT ACCT.					
Grantor	Legal Ref	Type	Date	Sale Code		Sale Price	V	Tst	Verif	Notes							
DESLVALO MONICA	76269-111		11/25/2020	Convenience		10	No	No									
KELLERMAN PARRI	57457-457		9/16/2011	Convenience			No	No									
DALTON LIAM G	40608-13		8/25/2003			450,000	No	No									
BOSCHO PETER	31717-409		8/15/2000			385,000	No	No									
LEIGHTON MARK/E	25839-55		11/22/1995			220,000	No	No	Y								

BUILDING PERMITS											ACTIVITY INFORMATION				
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name			
12/8/2014	1665	Re-Roof	16,880					Strip and re-roof.	9/22/2018	Inspected	BS	Barbara S			
11/3/2005	1023	Addition	101,000			G7	GR FY07	HOME OFF, FRT ENT, ADD 8X25 WDK/REM-R	8/13/2018	MEAS&NOTICE	CC	Chris C			
5/3/1995	247		8,000						11/21/2008	Meas/Inspect	163	PATRIOT			
									1/17/2001	MLS	MM	Mary M			
									11/13/2000	Hearing N/C	189	PATRIOT			
									1/12/2000	Mailer Sent					
									1/12/2000	Measured	163	PATRIOT			

Sign: VERIFICATION OF VISIT NOT DATA _____/_____/_____

